

LIGHT INDUSTRIAL SPACE

3220-3232 51st Ave | Sacramento, CA



FOR LEASE

NAINorthgate

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HIGHLIGHTS

3220 - 3232 51st Avenue is a multi-tenant light industrial park with secured parking and yard space.

- 3232, Unit 3: ± 1,785 SF
 - Warehouse space with a small office and warehouse, one (1) grade-level door.
- 3232, Unit 4: ± 1,785 SF
 - Available with notice, do not disturb tenant.
- Total Contiguous Space (Units 3 & 4): ± 3,570 SF

PROPERTY OVERVIEW

PROPERTY TYPE	Multi-Tenant Industrial	
LEASE TERMS	Negotiable	
LEASE TYPE	NNN	
LEASE PRICE	Contact Broker	
ZONING	M-1 Light Industrial	
SPACE AVAILABLE	3232, Unit 3	± 1,785 sq ft
	3232, Unit 4	± 1,785 sq ft
LOT SIZE	± 1.43 acres	

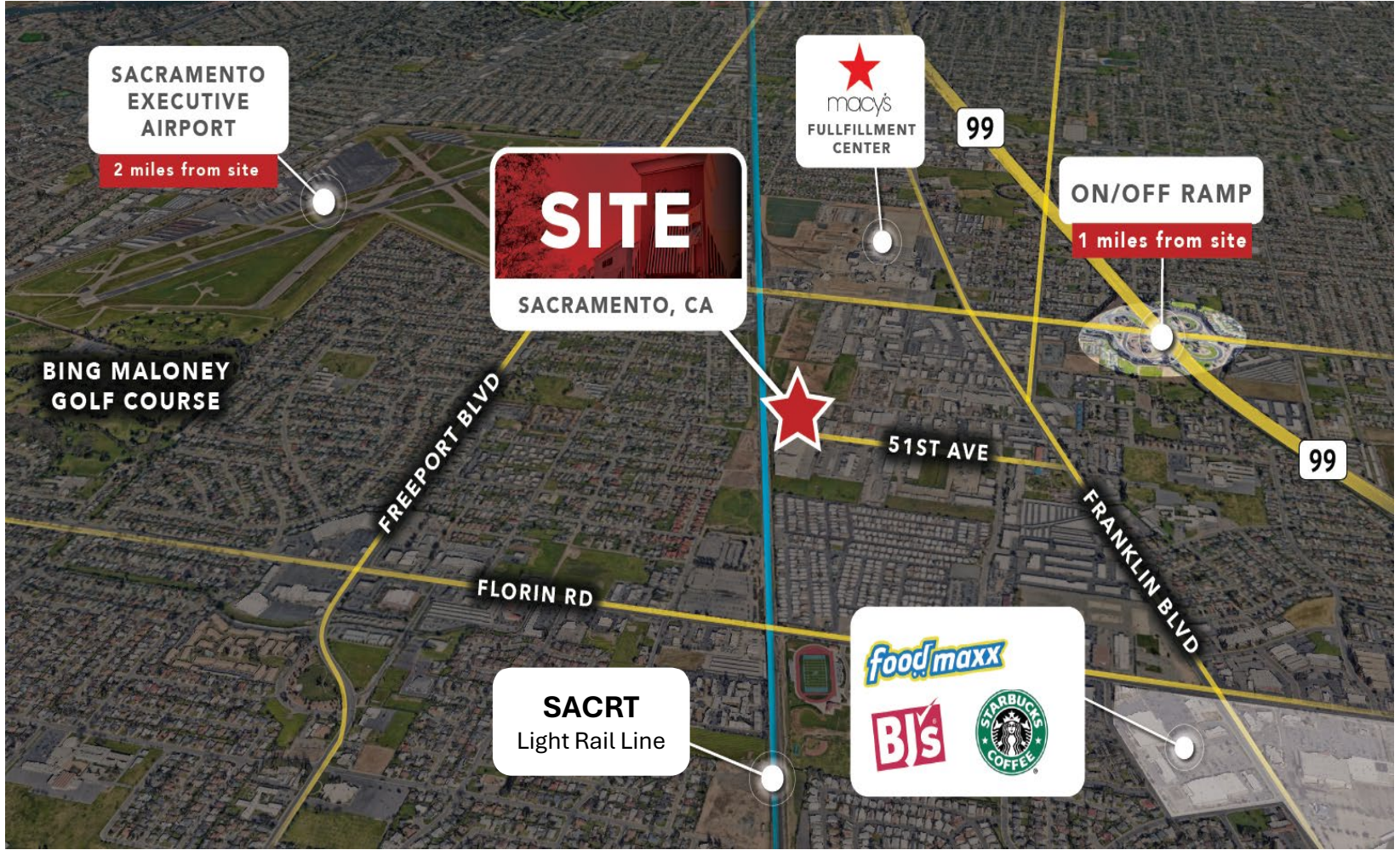
AERIAL VIEW

51st AVE

CONNECTOR ST

3220-3232 51st Ave | Sacramento, CA

MARKET OVERVIEW



MARKET OVERVIEW





Capital City Charm

As the capital of California, Sacramento uniquely blends rich history with modern amenities, offering a vibrant and dynamic backdrop for businesses and residents.

Economic Vitality

The city boasts a thriving economy, driven by robust sectors including government, healthcare, education, and technology, creating a dynamic environment for business growth.

Educational Hub

With top-tier institutions like Sacramento State University and UC Davis, the city nurtures a highly educated workforce and offers abundant learning opportunities.

Natural Beauty

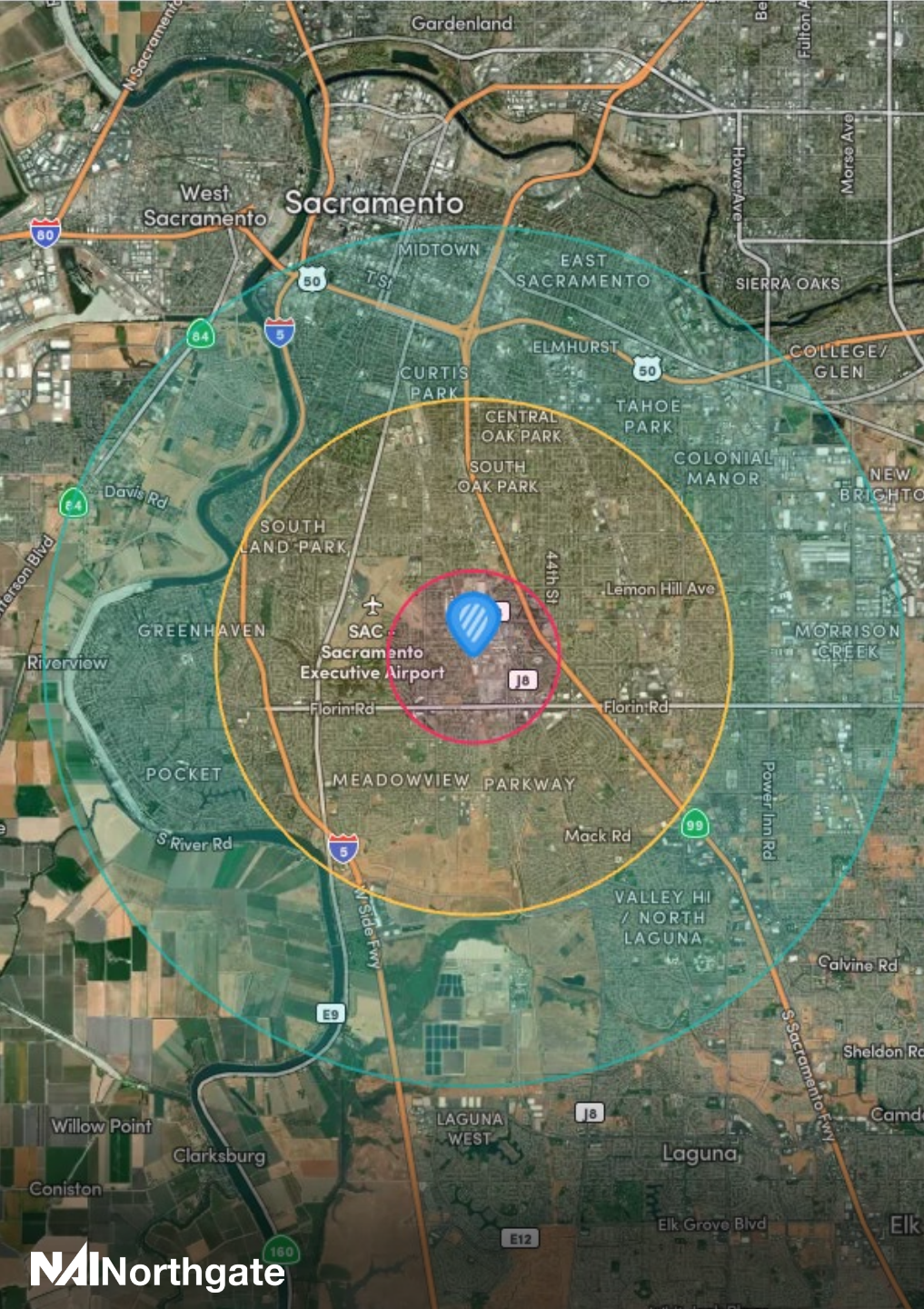
Nestled at the confluence of two rivers, Sacramento is surrounded by scenic parks and trails, providing residents and visitors with plentiful outdoor recreational activities.

Transportation Convenience

The city is well-connected with major highways, an international airport, and an efficient public transit system, ensuring seamless accessibility for commuters and travelers.

Cultural Scene

Sacramento is rich in cultural attractions, including museums, theaters, and festivals, and is renowned for its vibrant farm-to-fork dining movement, offering diverse and delectable culinary experiences.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	19,187	183,600	398,527
Projected Growth	19,360	185,483	405,302
Median Age	34	36	38
Households	5,870	59,664	142,785
White Population	2,560	36,742	115,333
Black Population	3,049	24,844	48,527
Am Indian Population	362	3,237	5,854
Asian Population	4,449	43,950	93,845
Other Population	8,939	76,709	141,742
Hispanic Population	44.81%	40.03%	32.92%
Average HH Income	\$72.9k	\$84.8k	\$101.1k
Median HH Income	\$56.1k	\$67.2k	\$79.5k
High School Graduates	8,910	93,521	226,743
College Graduates	2,534	34,693	109,376
Total Employees	7,982	77,646	184,659

NAI Northgate

Investment Sales | Leasing | Asset Management | Property Management



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